

ORDINANCE NO. 16818-02-2006

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE, ORDINANCE NO. 13896, AS AMENDED, SAME BEING AN ORDINANCE REGULATING AND RESTRICTING THE LOCATION AND USE OF BUILDINGS, STRUCTURES, AND LAND FOR TRADE, INDUSTRY, RESIDENCE OR OTHER PURPOSES, THE HEIGHT, NUMBER OF STORIES AND SIZE OF BUILDINGS AND OTHER STRUCTURES, THE SIZE OF YARDS AND OTHER OPEN SPACES, OFF-STREET PARKING AND LOADING, AND THE DENSITY OF POPULATION, AND FOR SUCH PURPOSES DIVIDING THE MUNICIPALITY INTO DISTRICTS OF SUCH NUMBER, SHAPE AND AREA AS MAY BE DEEMED BEST SUITED TO CARRY OUT THESE REGULATIONS AND SHOWING SUCH DISTRICTS AND THE BOUNDARIES THEREOF UPON "DISTRICT MAPS"; PROVIDING FOR INTERPRETATION, PURPOSE AND CONFLICT; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION AND NAMING AN EFFECTIVE DATE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH:

ZC-05-096 2207, 2211 Ellis Avenue

Zoning Change:

From: "PD-107" Planned Development

To: "PD/SU" Planned Development/Specific Use, for all uses in "E" Neighborhood Commercial; excluding: alcohol sales for on or off premises consumption. Site Plan Required.

Description: Lots 4, 5 and 6, Block 164, North Fort Worth Addition.

ZC-05-211 8201 Sartain Drive

Zoning Change:

From: "E" Neighborhood Commercial

To: "PD/SU" Planned Development/Specific Use for Senior Housing. Site Plan required. (See SP-05-058)

Description: Lot 2, Block 3, HCA Subdivision.

ZC-05-283 6716 South Hulen

Zoning Change:

From: *"E" Neighborhood Commercial*

To: *"PD/SU" Planned Development/Specific Use, for all uses in "E" Neighborhood Commercial; plus: Animal Crematorium. Site Plan waived.*

Description: Lot B1, Block 518, Wedgewood Addition.

ZC-05-287 4408 Southwest Boulevard

Zoning Change:

From: *"E" Neighborhood Commercial*

To: *"PD/SU" Planned Development/Specific Use, for all uses in "I" Light Industrial; excluding the following uses:*

One dwelling unit when part of a business, college or university; day care Center (child or adult); kindergarten; school, elementary or secondary (public or private); correctional facility; government maintenance facility; government office facility; museum, library or fine arts center, government operated or controlled; probation or parole office; ambulance dispatch station; blood bank; care facility, health; hospital (government operated or controlled); nursing home (with full medical services); center, community, recreation or welfare, (private or non profit); country club, private; golf course; golf driving range; place of worship; stealth communication tower; telecommunications antenna (on structure); telecommunications tower; utility transmission or distribution line; wastewater (sewage) treatment facility; water supply, treatment or storage facility.

Entertainment and eating: Amusement, outdoor; baseball/softball facility (commercial); bowling alley; bar, tavern, cocktail lounge; club, private or teen; circus; club, commercial or business; drive-in restaurant or business; gambling facility (including bingo); massage therapy; racing, horse, dog or automotive; restaurant, café, cafeteria; sexually oriented business; shooting or weapons firing range; stable, commercial, riding, boarding or rodeo arena; swimming pool, commercial; theater, movie theater or auditorium.

Lodging:— All types

ZC-05-287 Continued

Retail Sales and Service: Cold storage plant or ice plant; convenience store; kennel; large retail store; liquor or package store; mortuary or funeral home; optician; pawn shop; pharmacy (drug store); recording studio.

Vehicle Sales & Service: Gasoline sales; mobile home or manufactured housing sales; service station; truck stop with fuel and accessory services; vehicle junkyard or storage yard, Auto repair.

Light Industrial Services: Chicken, battery or brooder; coal, coke or wood yard; crematorium; electroplating; fabricating or manufactured housing, temporary or office housing; food processing; galvanizing, small utensils; outdoor sales and storage; paint mixing or spraying; storage yards, building material; yards, contractor's, lumber of storage.

Site Plan Required. (See SP-05-055)

Description: Lot D2R, Block 5, Ridglea Hills Addition.

ZC-05-288 306.0 Ac. +/- NWC of IH-35W and North Tarrant Parkway

Zoning Change:

From: "A-R" One-Family Restricted Residential; "E" Neighborhood Commercial; "G" Intensive Commercial

To: "C" Medium Density Multi-Family

Description:

Tract 1: 67.3 Ac. +/-

BEING a tract of land situated in the William McCowan Survey, Abstract No. 999 in the City of Fort Worth, Tarrant County, Texas, and being part of a 194.34 acre tract of land described in special warranty deed to Presidio Vista I, Ltd., as recorded in Volume 16397, Page 276 of the Deed Records of Tarrant County, Texas, (D.R.T.C.T.), and being part of a 115.1 acre tract of land described in special warranty deed with vendor's lien to Presidio Vista I, Ltd, as recorded in County Clerk Document No. 205083355, D.R.T.C.T., and being more particularly described as follows:

ZC-05-288 Continued

COMMENCING at a 5/8-inch found iron rod in asphalt in the centerline of Harmon Road for the most westerly southwest corner of said 194.34 acre tract, said point being on the northeast right-of-way line of U.S. Highway 287 & 81 (variable width right-of-way);

THENCE North 00 degrees 16 minutes 52 seconds West, departing said northeast right-of-way line and along the west line of said 194.34 acre tract and along the centerline of Harmon Road, a distance of 1,074.80 feet to the POINT OF BEGINNING;

THENCE North 88 degrees 19 minutes 36 seconds East, departing said west line, over and across said 194.34 acre tract, a distance of 202.87 feet to a point for corner;

THENCE South 77 degrees 03 minutes 14 seconds East, continuing across said 194.34 acre tract, a distance of 123.46 feet to a point for corner;

THENCE North 87 degrees 51 minutes 55 seconds East, continuing across said 194.34 acre tract, a distance of 172.89 feet to a point for corner;

THENCE South 53 degrees 53 minutes 06 seconds East, continuing across said 194.34 acre tract, a distance of 119. 80 feet to a point for corner;

THENCE South 39 degrees 38 minutes 16 seconds East, continuing across said 194.34 acre tract, a distance of 80.98 feet to a point for corner;

THENCE South 22 degrees 31 minutes 23 seconds East, continuing across said 194.34 acre tract, a distance of 203.12 feet to a point for corner;

THENCE South 32 degrees 51 minutes 55 seconds East, continuing across said 194.34 acre tract, a distance of 21.81 feet to a point for corner;

THENCE South 40 degrees 11 minutes 01 second East, continuing across said 194.34 acre tract, a distance of 70.72 feet to a point for corner;

THENCE South 40 degrees 11 minutes 00 seconds East, continuing across said 194.34 acre tract, a distance of 61.83 feet to a point for corner;

THENCE South 26 degrees 32 minutes 43 seconds East, continuing across said 194.34 acre tract, a distance of 104.37 feet to a point for corner;

ZC-05-288 Continued

THENCE North 65 degrees 00 minutes 00 seconds East, continuing across said 194.34 acre tract, a distance of 807.11 feet to a point for corner for point of curvature of a circular curve to the right having a radius of 906.00 feet, whose chord bears North 75 degrees 33 minutes 50 seconds East;

THENCE Northeasterly, continuing across said 194.34 acre tract and along said circular curve through a central angle of 21 degrees 18 minutes 54 seconds, an arc length of 337.05 feet to a point for corner;

THENCE North 86 degrees 13 minutes 13 seconds East, continuing across said 194.34 acre tract, a distance of 129.65 feet to a point for corner;

THENCE North 00 degrees 07 minutes 45 seconds East, continuing across said 194.34 acre tract and onto said 115.1 acre tract, a distance of 128.10 feet to a point for corner for the point of curvature of a circular curve to the left having a radius of 972.21 feet, whose chord bears North 10 degrees 56 minutes 27 seconds West;

THENCE Northwesterly, continuing across said 115.1 acre tract and along said circular curve through a central angle of 22 degrees 08 minutes 26 seconds, an arc length of 375.69 feet to a point for corner for the point of curvature of a circular curve to the right having a radius of 1,500.07 feet, whose chord bears North 11 degrees 00 minutes 20 seconds West;

THENCE Northwesterly, continuing across said 115.1 acre tract and along said circular curve through a central angle of 22 degrees 00 minutes 40 seconds, an arc length of 576.67 feet to a point for corner;

THENCE North 00 degrees 00 minutes 00 seconds East, continuing across said 115.1 acre tract, a distance of 361.79 feet to a point on the north line of said 115.1 acre tract;

THENCE South 89 degrees 00 minutes 02 seconds West, along the north line of said 115.1 acre tract, a distance of 1,878.12 feet to a found PK nail for the northwest corner of said 115.1 acre tract and being in the centerline of said Harmon Road;

THENCE South 00 degrees 16 minutes 52 seconds East, along the west line of said 115.1 acre tract and said centerline, a distance of 1,270.36 feet ***to the POINT OF BEGINNING and containing 2,930,365 square feet or 67.3 acres of land, more or less.***

From: *"A-R" One-Family Restricted Residential;, "C" Medium Density Multi-Family Residential; "E" Neighborhood Commercial, and "O-M" Office Midrise*

To: *"G" Intensive Commercial*

Description:

Tract II: 238.2 Ac. +/-

BEING a tract of land situated in the William McCowan Survey, Abstract No. 999 in the City of Fort Worth, Tarrant County, Texas, and being part of a 194.34 acre tract of land described in special warranty deed to Presidio Vista I, Ltd., as recorded in Volume 16397, Page 276 of the Deed Records of Tarrant County, Texas, (D.R.T.C.T.), and being part of a 115.1 acre tract of land described in special warranty deed with vendor's lien to Presidio Vista I, Ltd, as recorded in County Clerk Document No. 205083355, D.R.T.C.T., and being more particularly described as follows:

BEGINNING at a 5/8-inch found iron rod in asphalt in the centerline of Harmon Road for the most westerly southwest corner of said 194.34 acre tract, said point being on the northeast right-of-way line of U.S. Highway 287 & 81 (variable width right-of-way);

THENCE North 00 degrees 16 minutes 52 seconds West, departing said northeast right-of-way line and along the west line of said 194.34 acre tract and along the centerline of Harmon Road, a distance of 1,074.88 feet to a point for corner;

THENCE North 88 degrees 19 minutes 36 seconds East, departing said west line, over and across said 194.34 acre tract, a distance of 202.87 feet to a point for corner;

THENCE South 77 degrees 03 minutes 14 seconds East, continuing across said 194.34 acre tract, a distance of 123.46 feet to a point for corner;

THENCE North 87 degrees 51 minutes 55 seconds East, continuing across said 194.34 acre tract, a distance of 172.89 feet to a point for corner;

THENCE South 53 degrees 53 minutes 06 seconds East, continuing across said 194.34 acre tract, a distance of 119. 80 feet to a point for corner;

THENCE South 39 degrees 38 minutes 16 seconds East, continuing across said 194.34 acre tract, a distance of 80.98 feet to a point for corner;

ZC-05-288 Continued

THENCE South 22 degrees 31 minutes 23 seconds East, continuing across said 194.34 acre tract, a distance of 203.12 feet to a point for corner;

THENCE South 32 degrees 51 minutes 55 seconds East, continuing across said 194.34 acre tract, a distance of 21.81 feet to a point for corner;

THENCE South 40 degrees 11 minutes 01 second East, continuing across said 194.34 acre tract, a distance of 70.72 feet to a point for corner;

THENCE South 40 degrees 11 minutes 00 seconds East, continuing across said 194.34 acre tract, a distance of 61.83 feet to a point for corner;

THENCE South 26 degrees 32 minutes 43 seconds East, continuing across said 194.34 acre tract, a distance of 104.37 feet to a point for corner;

THENCE North 65 degrees 00 minutes 00 seconds East, continuing across said 194.34 acre tract, a distance of 807.11 feet to a point for corner for the point of curvature of a circular curve to the right having a radius of 906.00 feet, whose chord bears North 75 degrees 33 minutes 50 seconds East;

THENCE Northeasterly, continuing across said 194.34 acre tract and along said circular curve through a central angle of 21 degrees 18 minutes 54 seconds, an arc length of 337.05 feet to a point for corner;

THENCE North 86 degrees 13 minutes 13 seconds East, continuing across said 194.34 acre tract, a distance of 129.65 feet to a point for corner;

THENCE North 00 degrees 07 minutes 45 seconds East, continuing across said 194.34 acre tract and onto said 115.1 acre tract, a distance of 128.10 feet to a point for corner for the point of curvature of a circular curve to the left having a radius of 972.21 feet, whose chord bears North 10 degrees 56 minutes 27 seconds West;

THENCE Northwesterly, continuing across said 115.1 acre tract and along said circular curve through a central angle of 22 degrees 08 minutes 26 seconds, an arc length of 375.69 feet to a point for corner for point of curvature of a circular curve to the right having a radius of 1,500.07 feet, whose chord bears North 11 degrees 00 minutes 20 seconds West;

THENCE Northwesterly, continuing across said 115.1 acre tract and along said circular curve through a central angle of 22 degrees 00 minutes 40 seconds, an arc length of 576.67 feet to a point for corner;

ZC-05-288 Continued

THENCE North 00 degrees 00 minutes 00 seconds East, continuing across said 115.1 acre tract, a distance of 361.79 feet to a point on the north line of said 115.1 acre tract;

THENCE North 89 degrees 00 minutes 02 seconds East, along the north line of said 115.1 acre tract, a distance of 968.63 feet to a 5/8-inch found iron rod with Carter & Burgess cap for corner;

THENCE South 60 degrees 35 minutes 39 seconds East, continuing along said north line, a distance of 74.01 feet to a 5/8-inch found iron rod with Carter & Burgess cap for corner;

THENCE North 88 degrees 59 minutes 59 seconds East, continuing along said north line, a distance of 1,323.45 feet to a 5/8-inch found iron rod with Carter & Burgess cap for the northeast corner of said 115.1 acre tract and being on the west right-of-way line of Interstate Highway 35W (variable width right-of-way);

THENCE South 00 degrees 32 minutes 25 seconds East, along said west right-of-way line, a distance of 129.95 feet to a found TxDOT monument for corner;

THENCE South 89 degrees 36 minutes 25 seconds West, continuing along said west right-of-way line, a distance of 8.55 feet to a found fence post for corner;

THENCE South 00 degrees 56 minutes 03 seconds East, continuing along said west right-of-way line, a distance of 1,028.94 feet to a found TxDOT monument for the northeast corner of said 194.34 acre tract and the southeast corner of said 115.1 acre tract;

THENCE South 00 degrees 56 minutes 10 seconds East, continuing along said west right-of-way line, a distance of 143.57 feet to a 1/2-inch found iron rod with yellow plastic cap stamped HALFF ASSOC. INC (hereinafter referred to as "with cap") for the point of curvature of a circular curve to the right, having a radius of 2,834.79 feet, whose chord bears South 01 degree 36 minutes 08 seconds West;

THENCE Southeasterly, continuing along said west right-of-way line and along said circular curve through a central angle of 05 degrees 04 minutes 43 seconds, an arc length of 251.27 feet to a found TxDOT monument;

THENCE South 04 degrees 08 minutes 30 seconds West, continuing along said west right-of-way line, a distance of 616.23 feet to a 1/2-inch found iron rod with cap for the point of a circular curve to the right, having a radius of 5,759.58 feet, whose chord bears South 03 degrees 25 minutes 52 seconds West;

ZC-05-288 Continued

THENCE Southwesterly, continuing along said west right-of-way line and along said circular curve through a central angle of 01 degree 25 minutes 26 seconds, an arc length of 143.13 feet to a 1/2-inch found iron rod with cap for corner;

THENCE North 87 degrees 16 minutes 51 seconds West, continuing along said west right-of-way line, a distance of 35.00 feet to a 1/2-inch found iron rod with cap for the point of curvature of a circular curve to the left, having a radius of 5,794.58 feet, whose chord bears South 01 degree 25 minutes 25 seconds West;

THENCE Southwesterly, continuing along said west right-of-way line and along said circular curve through a central angle of 02 degrees 43 minutes 27 seconds, an arc length of 275.51 feet to a 1/2-inch found iron rod with cap for corner;

THENCE North 89 degrees 59 minutes 42 seconds East, continuing along said west right-of-way line, a distance of 35.00 feet to a 1/2-inch found iron rod with cap for corner, said point being the point of curvature of a circular curve to the left, having a radius of 5,759.58 feet, whose chord bears South 00 degrees 16 minutes 26 seconds East;

THENCE Southwesterly, continuing along said west right-of-way line and along said circular curve through a central angle of 00 degrees 32 minutes 15 seconds, an arc length of 54.03 feet to a 1/2-inch found iron rod with cap for corner;

THENCE South 00 degrees 32 minutes 33 seconds East, continuing along said west right-of-way line, a distance of 464.87 feet to a 1/2-inch found iron rod with cap for corner;

THENCE South 89 degrees 26 minutes 47 seconds West, continuing along said west right-of-way line, a distance of 120.00 feet to a 1/2-inch found iron rod with cap for corner in fence line;

THENCE South 00 degrees 32 minutes 33 seconds East, continuing along said west right-of-way line and along fence line, a distance of 98.17 feet to a steel fence post for corner at the intersection of two fence lines;

THENCE South 89 degrees 07 minutes 09 seconds West, departing said west right-of-way line, and along the common line between the south line of said 194.34 acre tract and the north line of that tract of land described in deed to Ellesmere Investment Corporation, as recorded in Volume 6617, Page 99, D.R.T.C.T., a distance of 3,518.15 feet to a 3/4-inch found iron rod for the most southerly southwest corner of said 194.34 acre tract, said corner being on said northeast right-of-way line of U.S. Highway 287 & 81;

ZC-05-288 Continued

THENCE North 33 degrees 08 minutes 35 seconds West, continuing along said south line and along the northeast right-of-way line, a distance of 695.99 feet to a found TxDOT monument for corner;

THENCE North 23 degrees 28 minutes 38 seconds West, continuing along said south line and said northeast right-of-way line, a distance of 323.34 feet to a found TxDOT monument;

THENCE South 81 degrees 30 minutes 54 seconds West, continuing along said south line and said northeast right-of-way line, a distance of 26.57 feet *to the POINT OF BEGINNING and containing 10,375,382 square feet or 238.2 acres of land, more or less.*

ZC-05-289 0.74 Ac. +/- 3710 Tulsa Way

Zoning Change:

From: *"E-R" Neighborhood Commercial Restricted*

To: *"PD/SU" Planned Development/Specific Use, for all uses in "R-2" Townhouse/Cluster Residential; with the following requirements: restricted to one family attached (townhouse or row house) and cluster housing only, minimum setbacks 0 for all sides, maximum height limited to 3 stories or 35 feet, maximum lots 12, density per acre is 17.4 units per acre, 2 parking spaces per lot (garage), 9 spaces in common area, 8 spaces in public row. Site Plan Required (See SP-05-056).*

Description:

Tract II: 0.74 Ac. +/-

BEING a 0.7444 acre tract of land situated in the J. R. Montgomery Survey, Abstract No. 1030, Tarrant County, Texas, said tract being part of Lot 5R, Block 6 and the west 75 feet of Lot 16, Block 6 of Hi-Mount Addition, an addition to the City of Fort Worth, Texas as recorded in Volume 388-216, Page 37 of the Plat Records, Tarrant County, Texas, said tract being more particularly described as follows:

BEGINNING at a point in the northerly line of Tulsa Way, said point being the southwest corner of said Lot 5R and the southeast corner of Lot 12, Block 6, of said Hi-Mount Addition;

ZC-05-289 Continued

THENCE North 25° 55' 11" West, leaving the northerly line of said Tulsa Way and along the common line of said Lots 5R and 12 a distance of 123.67 feet to a point for corner;

THENCE North 63° 56' 00" East, leaving the common line of said Lots 5R and 12 a distance of 173.91 feet to a point for corner;

THENCE North 44° 43' 18" East, a distance of 53.58 feet to a point for corner in the east line of said Lot 5R and the west line of said Lot 16;

THENCE North 25° 53' 04" West, along the common line of said Lot 5R and Lot 16 a distance of 19.37 feet to a point for corner, said point being the northwest corner of said Lot 16 and the southwest corner of Lot 4, Block 6 of said Hi-Mount Addition;

THENCE North 63° 58' 59" East, leaving the east line of said Lot 5R and along the common line of said Lots 4 and 16 a distance of 75.50 feet to a point for corner, said point being the southeast corner of said Lot 4;

THENCE South 26° 01' 01" East, leaving the north line of said Lot 16 a distance of 91.35 feet to a point for corner in the north line of said Tulsa Way, said point being in a non-tangent curve to the right having a radius of 955.00 and a chord that bears South 44° 34' 45" West a distance of 80.34 feet;

THENCE in a southwesterly direction along the northerly line of said Tulsa Way and said curve to the right through a central angle of 04° 49' 16" an arc distance of 80.36 feet to a point for the southwest corner of said Lot 16, said point being the southeast corner of said Lot 5R and being the beginning of a compound curve to the right having a radius of 955.00 feet and a chord that bears South 53° 10' 54" West a distance of 228.52 feet;

THENCE in a southwesterly direction continuing along the northerly line of said Tulsa Way and said compound curve to the right through a central angle of 13° 44' 36" an arc distance of 229.07 feet *to the POINT of BEGINNING and containing 0.7444 acres (32,424 sq. ft.) of land, more or less.*

ZC-05-292 650 St. Louis Avenue

Zoning Change:

From: "D" High Density Multi-Family Residential

To: "MU-1" Low Intensity Mixed Use

Description: Lots 1 & 1R, Block 18, Tucker's Addition.

ZC-05-293 0.18 Ac. +/- 3700 Block of Camp Bowie Boulevard

Zoning Change:

From: "E-R" Neighborhood Commercial Restricted

To: "PD/SU" Planned Development/Specific Use, for all uses in "E" Neighborhood Commercial; excluding the following uses: Sale of alcohol for on or off premises consumption (except as part of a restaurant), electric power substation, telecommunications tower/antenna, water supply or treatment plant, outdoor amusement, drive-in theater, cold storage plant or ice plant, pawn shops, tattoo parlors, gasoline sales. Site Plan Required. (See SP-05-057)

Description:

BEING a 0.1802 acre tract of land situated in the J.R. Montgomery Survey, Abstract No. 1030, Tarrant County, Texas, said tract being part of Lot 5R, Block 6 of Hi-Mount Addition, an addition to the City of Fort Worth, Texas as recorded in Volume 388-216, Page 37 of the Plat Records, Tarrant County, Texas, said tract being more particularly described as follows:

COMMENCING at a point in the northerly line of Tulsa Way, said point being the southwest corner of said Lot 5R and the southeast corner of Lot 12, Block 6, of said Hi-Mount Addition;

THENCE North 25° 55' 11" West, leaving the northerly line of said Tulsa Way and along the common line of said Lots 5R and 12 a distance of 123.67 feet to the **POINT of BEGINNING**;

THENCE North 25° 55' 11" West, continuing along the common line of said Lots 5R and 12 a distance of 36.94 feet to a point for a northwest corner of said Lot 5R and northeast corner of said Lot 12, said point being in the south line of Lot 7R of said Hi-Mount Addition;

ZC-05-293 Continued

THENCE North 63° 56' 00" East, along the common line of said Lots 5R and 7R a distance of 48.26 feet to a point for the southeast corner of said Lot 7R, said point being an ell corner of said Lot 5R;

THENCE North 63° 54' 48" East, leaving the west line of said Lot 5R a distance of 176.21 feet to a point for an ell corner in the east line of said Lot 5R, said point being the southwest corner of Lot 4 of said Hi-Mount Addition;

THENCE South 25° 53' 04" East, leaving the south line of said Lot 4 a distance of 19.37 feet to a point for corner;

THENCE South 44° 43' 18" West, a distance of 53.58 feet to a point for corner;

THENCE South 63° 56' 00" West, a distance of 173.91 feet *to the POINT of BEGINNING and containing 0.1802 acres (7,851 sq. ft.) of land, more or less.*

ZC-05-294 40.668 Ac. +/- 2650, 2660 & 2670 Keller Haslet Road and 13390 Block Old Denton Road

Zoning Change:

From: "AG" Agricultural

To: "G" Intensive Commercial

Description:

Tract I: 20.66 Ac. +/-

BEING a tract of land situated in the N.S. Creed Survey, Abstract No. 1896 and the M.E.P. & P. RR Company Survey, Abstract No. 1143, Tarrant County, Texas, and being all of that tract of land as described by deed to AIL Investment, L.P., and recorded in County Clerk's Filing No. D204242155, County Records, Tarrant County, Texas, and said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of said AIL Investment, L.P. tract;

THENCE North 00°16'10" West, 843.88 feet to a point in the centerline of Keller-Haslet Road;

THENCE North 89° 43' 23" East, 1159.59 feet along said centerline to a point in the westerly right-of-way line of Old Denton Road;

ZC-05-294 Continued

THENCE along the westerly right-of-way line of said Old Denton Road, the following bearings and distances;

South 01° 31' 46" West, 163.95 feet;

South 13° 52' 39" West, 103.87 feet;

South 29° 19' 18" West, 225.42 feet;

South 07° 22' 45" West, 101.72 feet;

South 00° 11' 30" West, 282.56 feet;

THENCE South 89° 43' 39" West, 1001.93 feet *to the POINT OF BEGINNING and containing 20.668 acres of land, of which 0.665 acres lie within Keller-Haslet Road right-of-way, leaving a net 20.003 acres of land, more or less.*

Description:

Tract II: - 20.00 Ac. +/-

BEING a tract of land situated in the N.S. Creed Survey, Abstract No. 1898, Tarrant County, Texas and being all of those tracts, 1, 4 & 6 of land as described by deed to Hillwood Lone Star, L.P., and recorded in County Clerk's Filing No. D204210776, County Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the northwest corner of said Hillwood Lone Star, L.P., tract 4;

THENCE North 89° 42' 03" East, 661.84 feet along said northerly line of said tract 4 to its northeast corner;

THENCE South 00° 01' 29" East, 1315.90 feet along the easterly line of said Hillwood Lone Star, L.P., tract 4, tract 6 and tract 1 to the southeast corner of said tract 1;

THENCE South 89° 41' 08" West, 661.76 feet along the southerly line of said tract 1 to its southwest corner;

THENCE North 00° 01' 43" West, 1316.07 feet along the westerly line of said tract 1, tract 6, and tract 4 *to the POINT OF BEGINNING and containing 20.00 acres of land, more or less.*

Zoning Change:

From: "D" High Density Multi-Family Residential and "G" Intensive Commercial

To: "MU-2" High Intensity Mixed Use

Description:

BEING a tract of land situated in the E.S. Harris Survey, Abstract No. 688, in the City of Fort Worth, Tarrant County, Texas, and being the remainder of the east 160 feet of Lot 12, Dissell Tract, according to the plat thereof recorded in Volume 106, Page 129, DRTCT, SAVE AND EXCEPT that tract of land conveyed to the City of Fort Worth by deed recorded in Volume 4272, Page 593, DRTCT, and further SAVE AND EXCEPT that tract of land conveyed to the State of Texas by deed recorded in Volume 014306, Page 579, DRTCT, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found for the Northeast corner of the West 40 feet of Lot 12, Dissell Tract, as conveyed to S & J Enterprises by deed recorded in Volume 10869, Page 2005, DRTCT, and lying on the South right-of-way line of Worth Street, a 50 foot wide right-of-way, and being the Northwest corner of the tract herein described;

THENCE North 89° 33' 12" East, (basis of bearings) with the South line of said Worth Street, 129.79 feet to the West right-of-way line of 8th Avenue, a variable width right-of-way, a 5/8" iron rod with yellow plastic cap stamped "W.L.A." found for corner;

THENCE South 42° 57' 28" East, with the West line of said 8th Avenue, 20.44 feet to a 5/8" iron rod with yellow plastic cap stamped "W.L.A." found for corner;

THENCE South 03° 52' 37" West, continuing with the West line of 8th Avenue, 75.23 feet to the North line of Lot 11, of said Dissell Tract, conveyed to S & J Enterprises by deed recorded in Volume 10869, Page 2005, DRTCT, a 5/8" iron rod with yellow plastic cap stamped "WLA" found for corner;

THENCE South 89° 34' 06" West, departing said 8th Avenue, and with the North line of said Lot 11, 137.93 feet to a 5/8" iron rod found for corner;

THENCE North 00° 26' 56" West, 90.05 feet *to the POINT OF BEGINNING and containing 12,617.30 square feet, or 0.2897 of an acre of land, more or less.*

ZC-05-297 1102 Clara Street

Zoning Change:

From: "A-5" One-Family Residential

To: "A-5/HC" One-Family Residential/Historic & Cultural Overlay

Description: Lot 2, Block 8, Sangamo Park Addition.

ZC-05-298 3.867 Ac. +/- 7201 Camp Bowie Boulevard

Zoning Change:

From: "E" Neighborhood Commercial

**To: "PD/SU" Planned Development/Specific Use, for all uses in "E" Neighborhood Commercial; plus; Outdoor Farmer's Market.
Site Plan waived..**

Description:

BEING all of Lot 19 in Block 1A of Ridglea West Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-E, Page 63, of the PRTCT, and described by metes and bounds as follows:

BEGINNING at a ½" iron found for the southwest corner of said Lot 19 and the northwest corner of Lot 18 of said Block 2A in the east right-of-way of Southwest Boulevard;

THENCE northwesterly and northeasterly, along the west line of said Lot 19 and the east right-of-way of said Southwest Boulevard to and along the southeasterly right-of-way of Camp Bowie Boulevard, the following:

North 15° 55' 00" West 169-90/100 feet to a highway monument found at the beginning of a curve to the right having a radius of 210 feet;

Along said curve to the right an arc length of 146-91/100 feet to a highway monument found at its end, the long chord of said 146-91/100 feet arc is North 04° 07' 27" East 143-93/100 feet;

North 24° 10' 00" East 386-02/100 feet to a highway monument found at the beginning of a curve to the right having a radius of 210 feet;

ZC-05-298 Continued

Along said curve to the right an arc length of 138-15/100 feet to a 5/8" capped iron recovered at its end, the long chord of said 138-15/100 feet arc is North 42° 54' 14" East 135-67/100 feet;

North 61° 53' 00" East 19-57/100 feet to a 5/8" capped iron recovered for the northeast corner of said Lot 19 and the northwest corner of Lot 1 of said Block 2A;

THENCE South 07° 00' 00" East, along the east line of said Lot 19, 537-80/100 feet to a 5/8" capped iron recovered;

THENCE South 24° 26' 00" West, along a southeasterly line of said Lot 19, 167-50/100 feet to a 5/8" capped iron recovered for the southeast corner of said Lot 19;

THENCE South 70° 19' 00" West, along the south line of said Lot 19, 241-80/100 feet *to the PLACE OF BEGINNING and containing 3-867/1000 acres.*

ZC-05-299 801 & 811 Calhoun Street

Zoning Change:

From: "J" Medium Industrial

To: "H" Central Business District

Description: Lots 1-4, Block 73, Original Town of Fort Worth.

ZC-05-300 1.68 Ac. +/- 1010 Texas Street, 1010 West 10th Street and 904, 908 Lexington Way

Zoning Change:

From: "J" Medium Industrial

To: "H" Central Business District

Description:

Tract 1: 0.34 Ac. +/-

BEING a 1.698 acre tract of land situated in the S. G. Jennings Survey, Abstract No. 844, same being a portion of Block 15, Jennings West Addition, an addition to the City of Fort Worth, Tarrant County, Texas, and Lots 9, 10, and 11 of Block 18, Jennings West Addition, as shown by plat recorded in Volume 106, Page 29 of the Plat Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" capped iron rod set (TNP) for the northeast corner of said Lot 11, Block 18, same being the southeast corner of Lot 12 of said Block 18 and on the west right of way line of Lexington Street (a 60 feet wide right of way);

Thence South along said west right of way line, a distance of 150.00 to a "+" cut set in concrete for the southeast corner of said Lot 9, same being on the north right of way line of an alley (a 12.50 feet wide right of way);

Thence West, departing said west right of way line, along said north right of way line, a distance of 100.00 feet to a 5/8" capped iron rod found for the southwest corner of herein described tract;

Thence North, departing said north right of way line, a distance of 150.00 feet to a 1/2" iron rod found for the west common corner of said Lot 11 and Lot 12, Block 18;

Thence East, along the common line of said Lots 11 and 12, a distance of 100.00 feet **to the PLACE OF BEGINNING and containing 0.344 acre (15,000 square feet) of land, more or less.**

Tract II: 0.93 Ac. +/-

BEGINNING at a "+" cut found in concrete for the southeast corner of a 0.591 acre tract of land conveyed to the Estate of Moorman Meador as shown by instrument recorded as Document 205043777 of the Deed Records of Tarrant County, Texas, same being on the west right of way line of State Highway 199 (a right of way of variable width), and the north right of way of Texas Street (a 60 feet wide right of way);

Thence West, along said north right of way, a distance of 200.00 feet to a 1/2" iron rod found for the southwest corner of a tract of land conveyed to said Estate of Moorman Meador, as shown by deed recorded in Volume 13010, Page 194 of

ZC-05-300 Continued

the Deed Records of Tarrant County, Texas, same being on the east right of way line of Lexington Street (a 60 feet wide right of way);

Thence North, departing said north right of way line, along said east right of way line, a distance of 150.00 feet to a 5/8" capped iron rod set (TNP) for corner, same being the southwest corner of a tract of land conveyed to Josephine M. Meador as shown by deed recorded in Volume 6747, Page 910 of the Deed Records of Tarrant County, Texas;

Thence East, departing said east right of way line, along the western most north line of herein described tract, a distance of 100.00 feet to a 1/2" capped iron rod found for corner;

Thence North, departing said north line, a distance of 107.50 feet to a 5/8" capped iron rod set (TNP) for the northwest corner of said 0.591 acre tract;

Thence East, passing at 98.30 feet a "+" cut found, a total distance of 100.00 feet to a "+" cut set for the northeast corner of said 0.591 acre tract, same being on the afore said west right of way of State Highway 199;

Thence South, along said west right of way line, a distance of 275.50 feet *to the PLACE OF BEGINNING and containing 0.935 acre (40,750 square feet) of land, more or less.*

Tract III: 0.41 Ac. /-

BEGINNING at a "+" cut set for corner, same being on the south right of way line of Jackson Street (a right of way of variable width), and being also on the east right of way line of Lexington Street (a 60 feet wide right of way), and being also the northwest corner of a tract of land conveyed to Josephine M. Meador as shown by deed recorded in Volume 6747, Page 910 of the Deed Records of Tarrant County, Texas;

Thence East, along said south right of way line, a distance of 100.00 feet to a "+" cut set for the northeast corner of said Josephine Meador tract;

Thence South, departing said south right of way, a distance of 182.50 feet to a 1/2" capped iron rod found for the southeast corner of herein described tract;

Thence West, a distance of 100.00 feet to a 5/8" capped iron rod set (TNP) for the southwest corner of said Josephine Meador tract, same being on the said east right of way line of Lexington Street;

ZC-05-300 Continued

Thence North, along said east right of way line, a distance of 182.50 feet *to the PLACE OF BEGINNING and containing 0.419 acres (18,250 square feet) of land, more or less.*

ZC-05-304 5.47 Ac. +/- 13500 Block of Oak Grove Road South

Zoning Change:

From: "AG" Agricultural

To: "A-43" One-Family Residential

Description:

SITUATED in the State of Texas and the County of Tarrant, being part of the A. Lee Survey, Abstract No. 931, being part of a tract of land conveyed to Addie F. Tye by deed recorded in Volume 4382, Page 860 of the DRTCT and these premises being more particularly described as follows:

BEGINNING at a 1" iron pipe found in the west right-of-way line of Oak Grove Road, marking the Northeast Southeast corner of a tract of land conveyed to William L. Kurmes and Betty G. Kurmes by deed recorded in Volume 15155, Page 430 of the DRTCT and the Northeast corner of said premises;

THENCE with said West right-of-way line and the East line of said premises, South 00° 13' 01" West, 483.68 feet to a ½" iron rod set marking the Northeast corner of a tract of land conveyed to Dalton L. Whatley by deed recorded in Volume 5901, Page 724 of the DRTCT and the Southeast corner of said premises;

THENCE with the North line of said Whatley tract and the South line of said premises, South 86° 30' 16" West, 477.20 feet to a 3/8" iron rod found in the east line of a tract of land conveyed to Floyd Walker by deed recorded in Volume 11679, Page 1510 of the DRTCT, marking the Southwest corner of said Kurmes tract and the Northwest corner of said premises;

THENCE with the East line of said Walker tract and the West line of said premises, North 03° 23' 42" West, 485.72 feet to a 5/8" iron rod found marking the Southwest corner of said Kurmes tract and the Northwest corner of said premises;

ZC-05-304 Continued

THENCE with the South line of said Kurmes tract and the North line of said premises, North 86° 50' 56" East, 507.67 feet *to the POINT OF BEGINNING and containing 5.47 acres of land, more or less.*

ZC-05-309 2200 thru 2500 Blocks of Dalford Street**Zoning Change:**

From: "B" Two-Family Residential

To: "A-5" One-Family Residential

Description:

<u>Address</u>	<u>Legal Description</u>	<u>Lot</u>	<u>Block</u>	<u>From</u>	<u>To</u>
2241 Dalford St	Adams Subdiv	7	2	B	A-5
2301 Dalford St	Adams Subdiv	8&9	2	B	A-5
2305 Dalford St	Adams Subdiv	10	2	B	A-5
2321 Dalford St	W.H. Roberson Subdiv	1	1	B	A-5
2324 Dalford St	John Little Survey Abstract # 958, Tract 9			B	A-5
2328 Dalford St	Court House View Addn	11	4	B	A-5
2336 Dalford St	Court House View Addn	9	4	B	A-5
2350 Dalford St	Robert E Shrewder Subdiv	1	1	B	A-5
	John Little Survey, Abstract # 958, & Tract 7C				
2400 Dalford St	Akers Park Addn	1	10	B	A-5
2401 Dalford St	Wernet Place	19	2	B	A-5
2405 Westbrook	Wernet Place	14	1	B	A-5
2408 Dalford St	Akers Park Addn	2	10	B	A-5
2409 Dalford St	Wernet Place	21	2	B	A-5
2413 Dalford St	Wernet Place	22	2	B	A-5
2414 Dalford St	Akers Park Addn	3	10	B	A-5
2416 Dalford St	Akers Park Addn	4	10	B	A-5
2417 Dalford St	Wernet Place	23	2	B	A-5
2420 Dalford St	Akers Park Addn & Portion of Closed Alley	5	10	B	A-5
2421 Dalford St	Wernet Place	24	2	B	A-5
2500 Dalford St	Akers Park & Portion of Closed Alley	1 & 2	9	B	A-5
2501 Dalford St	Wernet Place	25	2	B	A-5

ZC-05-309 Continued

<u>Address</u>	<u>Legal Description</u>	<u>Lot</u>	<u>Block</u>	<u>From</u>	<u>To</u>
2505 Dalford St	Wernet Place	26	2	B	A-5
2508 Dalford St	Akers Park Addn	3 & 4	9	B	A-5
2509 Dalford St	Wernet Place	27	2	B	A-5
2513 Dalford St	Wernet Place	28	2	B	A-5
2517 Dalford St	Wernet Place	29	2	B	A-5
2518 Dalford St	Akers Park Addn	5	9	B	A-5
2520 Dalford St	Akers Park Addn	6	9	B	A-5
2521 Dalford St	Wernet Place	30	2	B	A-5
2524 Dalford St	Akers Park Addn	7	9	B	A-5
1101 N Sylvania	Wernet Place	S ½ 5&6	2	B	A-5
1105 N Sylvania	Wernet Place	N ½ 5&4	2	B	A-5
1115 N Sylvania	Wernet Place	S 30' 2& 3		B	A-5
2309 Dalford St	John Little Survey, Abstract # 958	Tract 4		B	A-5
2332 Dalford St	Court House View Addn	10	4	B	A-5
2333 Dalford St	W.H. Roberson Subdiv	16	1	B	A-5
2337 Dalford St	W.H. Roberson Subdiv	17	1	B	A-5
2342 Dalford St	Court House View Addn	8	4	B	A-5
2344 Dalford St	Court House View Addn	7	4	B	A-5
2401 Westbrook	Wernet Place	15	1	B	A-5
2405 Dalford St	Wernet Place	20	2	B	A-5

ZC-06-007 4949 Bryant Irvin Road North**Zoning Change:****From: "E-R" Neighborhood Commercial Restricted****To: "PD/SU" Planned Development/Specific Use for a dance studio. No alcohol sales for on or off premises consumption, hours of operation Monday thru Saturday, 8 a.m. to 11 p.m.****Description:** Lot 14, Block 8, West Vickery Heights Addition.**SECTION 2.**

That the zoning regulations and districts, as herein established, have been made in accordance with the comprehensive plan for the purpose of promoting the health, safety, morals and general welfare of the community. They have been designed to lessen congestion in the streets; to secure safety from fire, panic, flood and other dangers; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, parks and other public requirements. They have been made after full and complete public hearing with reasonable consideration, among other things, of the character of the district and its peculiar suitability for the particular uses and with a

view of conserving the value of a building and encouraging the most appropriate use of land throughout the community.

SECTION 3.

That this ordinance shall be cumulative of all other ordinances of the City of Fort Worth affecting zoning and shall not repeal any of the provisions of such ordinances, except in those instances where provisions of such ordinances are in direct conflict with the provisions of this ordinance.

SECTION 4.

That all rights or remedies of the City of Fort Worth, Texas, are expressly saved as to any and all violations of Ordinance Nos. 3011, 13896 or any amendments thereto that have accrued at the time of the effective date of this ordinance; and as to such accrued violations, and all pending litigation, both civil or criminal, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 5.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared void, ineffective or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such voidness, ineffectiveness or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since the same would have been enacted by the City Council without the incorporation herein of any such void, ineffective or unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 6.

That any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$2000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 7.

That the City Secretary of the City of Fort Worth, Texas is hereby directed to publish this ordinance for two (2) days in the official newspaper of the City of Fort Worth, Texas, as authorized by V.T.C.A. Local Government Code Subsection 52.013.

SECTION 8.

That this ordinance shall take effect upon adoption and publication as required by law.

APPROVED AS TO FORM AND LEGALITY:


Assistant City Attorney

Adopted: 2-14-06

Effective: February 24, 2006